



PLANNING AND ZONING COMMUNICATION

October 6, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-09-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-09-PD

ACTION REQUESTED:

Receive public input regarding a request for a Planned Development to change the zoning of Kosambo Addition Block A, Lot 1, 345 Westpark Way, from Neighborhood Business (C-1) to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Consolata Bryant, representing Beden Enterprises LLC

Location / Zoning: 345 Westpark Way. The property is currently zoned neighborhood business district (C-1).

Project Description: Ms. Bryant's company provides senior assisted living accommodations to elderly patients and residents. Her proposal would take one half of the existing building located at 345 Westpark Way and convert it from office uses to an assisted living residence. The interior would be modified to provide seven bedrooms, common recreation, dining and kitchen spaces and offices for on-site staffing. The applicant states that it will be a State Licensed Facility and no more than fifteen (15) residents will be housed

in the location. The applicant has met with the Building Official and Fire Marshal to evaluate the ability of the building to be converted and has met with a positive response. Adequate parking is available existing on the site and meets the standards of the City of Euless.

Under the C-1, Neighborhood Business zoning district, Senior Assisted Living is not an allowable use. Along Westpark Way, there is another similar use with its proximity to the hospital is an associative use.

The other half of the existing building would be maintained as a separate leased office space and could be utilized in the future as continued office, or additional space for the assisted living and still meet the requirements of the Euless Unified Development Code. In order to maintain the ability to lease the second half of the building for offices, the Planned Development zoning ordinance stipulates that the permitted uses of the Neighborhood Business (C-1) district are maintained with the inclusion of the Senior Assisted Living use.

Development of the assisted living center will require the specific approval of building plans by the Fire Marshal, Building Official and Code Compliance for a commercial kitchen. Staff has reviewed the proposed ordinance and recommends approval.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner